This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

BOOK 10437 PG 39

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
InterMedia Partners Southeast, a California limited partnership 560 Mainstream Drive Nashville, TN 37228	**(SAME)**	**Part of: Map 33 Parcel 69**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, John D. Minton and Steven M. Minton ("Grantor"), have bargained and sold and do hereby transfer and convey unto InterMedia Partners Southeast, a California limited partnership ("Grantee"), and its assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

Beginning at a point in the westerly margin of Dickerson Pike, as located and shown on said survey; said point being the southeast corner of a tract of 1.2 acres that was conveyed to Dixie Dance Corporation, by deed from H. N. Lampley and wife, as of record in Book 2301, page 562; thence along the south line of said Corporation property, N 69° 39' W 200 feet to the southwest corner of the same; thence with the west line of said lot, N 49° 29' E 300 feet to the northwest corner of said lot, in the south line of a tract of 6.13 acre; thence with the south line of said tract, N 69° 39' W 249.7 feet to the center line of Old Dickerson Pike; thence with the centerline of same, S 21° 16' W 361.1 feet to the northwest corner of the property known as High Locust Inn Property; thence with the north line of High Locust Inn Property; S 71° 34' E 266.5 feet to the westerly margin of Dickerson Pike; thence with the margin of same; northeasterly around a slight curve, 100 feet to the point of beginning.

INCLUDED therein but expressly EXCLUDED therefrom is the following described property:

Land in the 10th Civil District of said County, described according to a survey by John M. Sullivan, Surveyor, dated August 4, 1954, as follows:

Beginning at a point in the westerly margin of Dickerson Pike, said point being the southeast corner of property conveyed to Dixie Dance Corporation, by deed of record in Book 2301, page 562, Register's Office for said County; thence N 69° 39' W 307 feet to a point in the center of Old Dickerson Pike; thence with said Pike 21° 16' W 100 feet to a point; thence S 71° 34' E 266.5 feet to a point in the westerly margin of Dickerson Pike; thence continuing with same, northeasterly 100 feet to the point of beginning, containing 0.63 acre, more or less.

Being the same property conveyed to Rock City Amusement Co., Inc., by deed from Leonard V. Carroll and wife, Mae Carroll, as of record in Book 4517, page 964, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger Minton, John D. Minton and Steven M. Minton by warranty deed of record in Book 5664, page 426, Register's Office for Davidson County, Tennessee, and to John D. Minton and Steven M. Minton by quitclaim deed of record in Book 6292, page 119, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Map 33, Parcel 69, Old Dickerson Pike, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anyway appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has good right to sell and convey the

same; and that the same is unencumbered, except for 1997 real estate taxes which shall be prorated between Grantor and Grantee.

AND Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of April, 1997.

John D. Minton

Steven M. Minton by John D. Minton Atty in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $58,000.00.

AFFIANT

Subscribed and sworn to before me, this 30th day of April, 1997.

NOTARY PUBLIC

My Commission Expires: October 14, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sam J. McAllester III, a Notary Public of this county, John D. Minton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he (or she) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 1997.

NOTARY PUBLIC

My Commission Expires:
October 14, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sam J. McAllester, III, a Notary Public of the state and county aforesaid, personally appeared John D. Minton, as attorney-in-fact for Steven M. Minton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained, as attorney-in-fact for Steven M. Minton.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 30th day of April, 1997.

NOTARY PUBLIC

My Commission Expires:

October 14, 1998

0300092

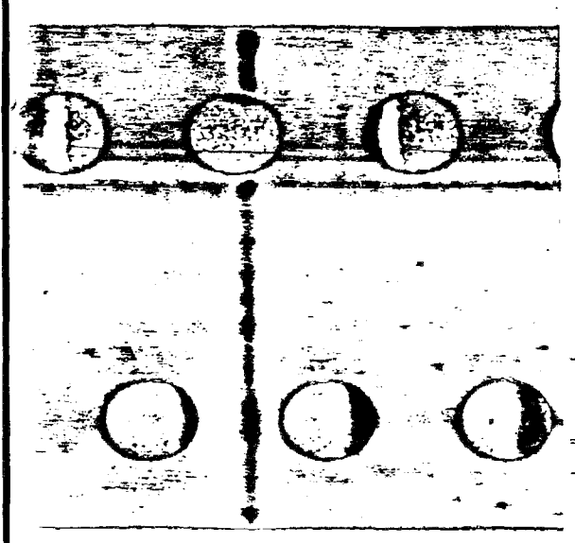
IDENTIFICATION REFERENCE

FILED - 1 AM 11:57
DAVIDSON COUNTY, TN.
ELIA REGISTER

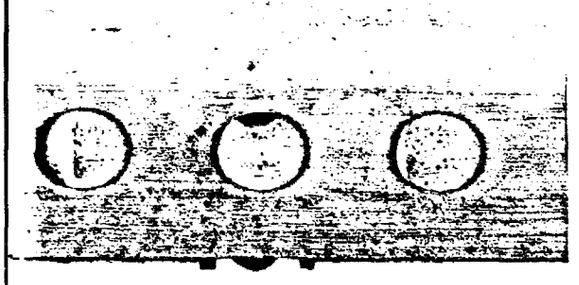
SAM J. McALLESTER III NOTARY PUBLIC AT LARGE WILLIAMSON CO.

FOR 010103 (3CHECK)

222.60







OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10437 PG 41

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58000.00
CON TX 214.60
PRFEE 1.00
MAMT 8.00
ERR CO
MAMT 8.00-
WDEED 8.00
TOTAL 223.60
CHECK 223.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/97 01 11:59 0001 5757

0300092
IDENTIF. & REFERENCE

97 MAY -1 AM 11:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1145843